

FACT SHEET



OASIS RESIDENCES

DUBAI SOUTH



HZ DEVELOPMENT

PROJECT DETAILS

| | |
|------------------------|------------------------------|
| PROJECT NAME | OASIS RESIDENCES |
| DEVELOPER | HZ DEVELOPMENT |
| MAIN CONSULTANT | HORIZON ENGINEERING |
| PLOT AREA | 4938.2 SQ.M |
| TOTAL UNITS | 159 UNITS |
| UNIT MIX | STUDIO – 16 |
| | 1 BEDROOM – 63 |
| | 2 BEDROOM – 60 |
| | 3 BEDROOM – 20 |
| BUILDING CONFIGURATION | GROUND FLOOR PARKING + |
| | 4 RESIDENTIAL FLOORS |
| ELEVATORS | 4 ELEVATORS |
| TOTAL GFA ALLOWED | 13065.04 SQ.M (140631 SQ.FT) |
| TOTAL GFA PROPOSED | 13035.24 SQ.M (140310 SQ.FT) |

60/40 3 YEAR POST-HANDOVER PAYMENT PLAN

| | |
|--|--|
| <div>DOWN PAYMENT</div> <div>10%</div> | <div>DURING CONSTRUCTION</div> <div>40%</div> |
| <div>ON HANDOVER</div> <div>10%</div> | <div>OVER 3 YEARS POST-HANDOVER</div> <div>40%</div> |

PROJECT ESSENCE: HIGHLIGHTS

This five-story residential complex features unique wave-like architecture that harmoniously blends contemporary design with comfort. The ground floor offers parking and a spacious lobby, while floors 1 through 4 house premium apartments (studios, 1-, 2-, and 3-bedroom units). Residents will enjoy a luxurious first-floor terrace with a swimming pool, kids' zone, fitness gym, lounge areas, and BBQ facilities. The fluid balcony lines embody the "oasis" concept in the heart of dynamic Dubai South. More than just a home – it's the lifestyle of the future.

- Signature undulating balconies and facades
- Premium resort-style amenities for luxury living
- Studios to spacious 3-bedroom apartments
- Minutes from Al Maktoum Airport (260M passengers/year)
- 500K+ new jobs by 2030 ensure liquidity



KEY APARTMENT FEATURES



- Spacious private balconies showcasing breathtaking panoramic surroundings
- Seamless open-concept kitchen-living area integration for modern lifestyles
- Premium modern finishes in sophisticated and timeless neutral tones
- Bedrooms strategically designed for optimal privacy and tranquility
- Space-efficient smart layouts that enhance everyday functionality
- Expansive floor-to-ceiling windows flooding rooms with natural sunlight
- Durable high-grade materials carefully selected for lasting quality

DEVELOPER

HZ Development is a Dubai-based real estate developer creating innovative residential projects in strategic locations like Dubai South. With 15+ years of experience, they deliver quality properties blending modern design, smart amenities and investment potential. Their projects, such as Oasis Residences, offer futuristic architecture and strong ROI near key infrastructure

PARKING CALCULATION

| APARTMENT | NO. OF UNITS | CALCULATION | TOTAL PARKING REQUIRED |
|------------------------------|--------------|----------------------|------------------------|
| STUDIO | 16 | 1 PARKING PER 1 UNIT | 16 |
| 1-BEDROOM | 63 | 1 PARKING PER 1 UNIT | 63 |
| 2-BEDROOM | 60 | 1 PARKING PER 1 UNIT | 60 |
| 3-BEDROOM | 20 | 1 PARKING PER 1 UNIT | 20 |
| TOTAL PARKING | | | 159 |
| FINAL TOTAL REQUIRED PARKING | | | 159 |
| FINAL TOTAL PROPOSED PARKING | | | 164 |

AMENITIES



- Badminton court
- Swimming pool
- Kids pool
- Lounge sitting
- BBQ area
- Entrance lobby
- Kids zone
- Gym/yoga
- Jogging track

GROUND FLOOR WITH PARKING & LOBBY

1ST FLOOR WITH APARTMENTS & AMENITIES

2-4 FLOORS WITH APARTMENTS

VERTICAL PLANNING OF OASIS RESIDENCES

Ground floor (Parking and lobby): Spacious parking for residents and guests, along with an elegant entrance lobby featuring a reception and waiting area.

1st floor (Residential apartments + Amenity terrace): Residential units combined with an open-air terrace featuring a swimming pool, gym, kids' zone, badminton court, lounge area, and BBQ facilities.

2nd-4th floors (Residential floors): Apartments ranging from studios to 3-bedroom units, with spacious balconies and panoramic views.

Rooftop: Decorative rooftop greenery enhancing the "oasis" concept and harmoniously completing the building's architectural design



EXCLUSIVE SALES PARTNER

— *A* —
CAPITAL